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PRESENTATION TO HEARING EXAMINER - 25th & McClellan



2 6 1 5 & 2 7 1 5 2 5 t h A v e n u e S o u t h | S e a t t l e , W a s h i n g t o n

TRENTON ASSOCIATES MCCLELLAN LLC | ANKROM MOISAN ASSOCIATED ARCHITECTS

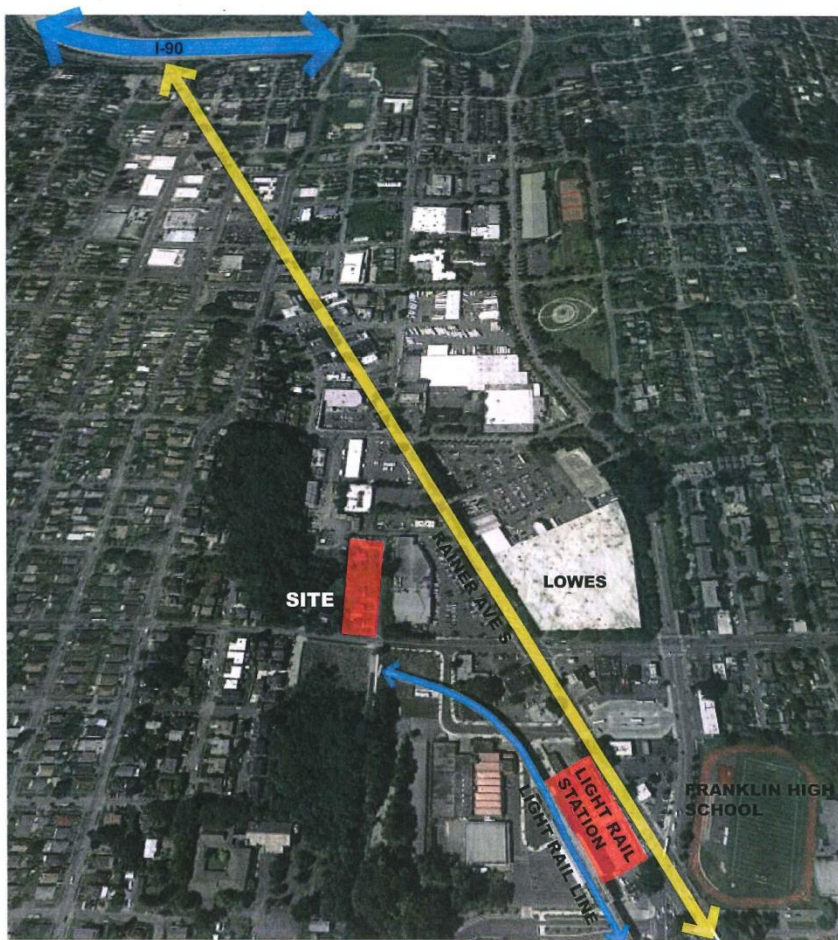
DPD Project No.: 3012217 & 3012417

January 28, 2013

City of Seattle Hearing Examiner

Applicant	_____	EXHIBIT	_____
Respondent	_____	ADMITTED	_____
Department	_____	DENIED	_____
FILE #	CF 311812		

Attachment C



AERIAL CONTEXT

North Rainier Neighborhood

Rainier Avenue South journeys through some of the most diverse neighborhoods in America. The major arterial acts as a spine through the valley that connects downtown to the many neighborhoods of southeast Seattle. The recent addition of light rail will spur development along its length, centered at each of the stations. The Mt. Baker station is located by the intersection of Rainier Avenue South and Martin Luther King Way South, one of the city's busiest intersections.

Parks Land

Immediately to the west of the site lies the Cheasty Greenspace. The land is part of unimproved natural area owned by the Seattle Parks Department that includes well over forty acres.

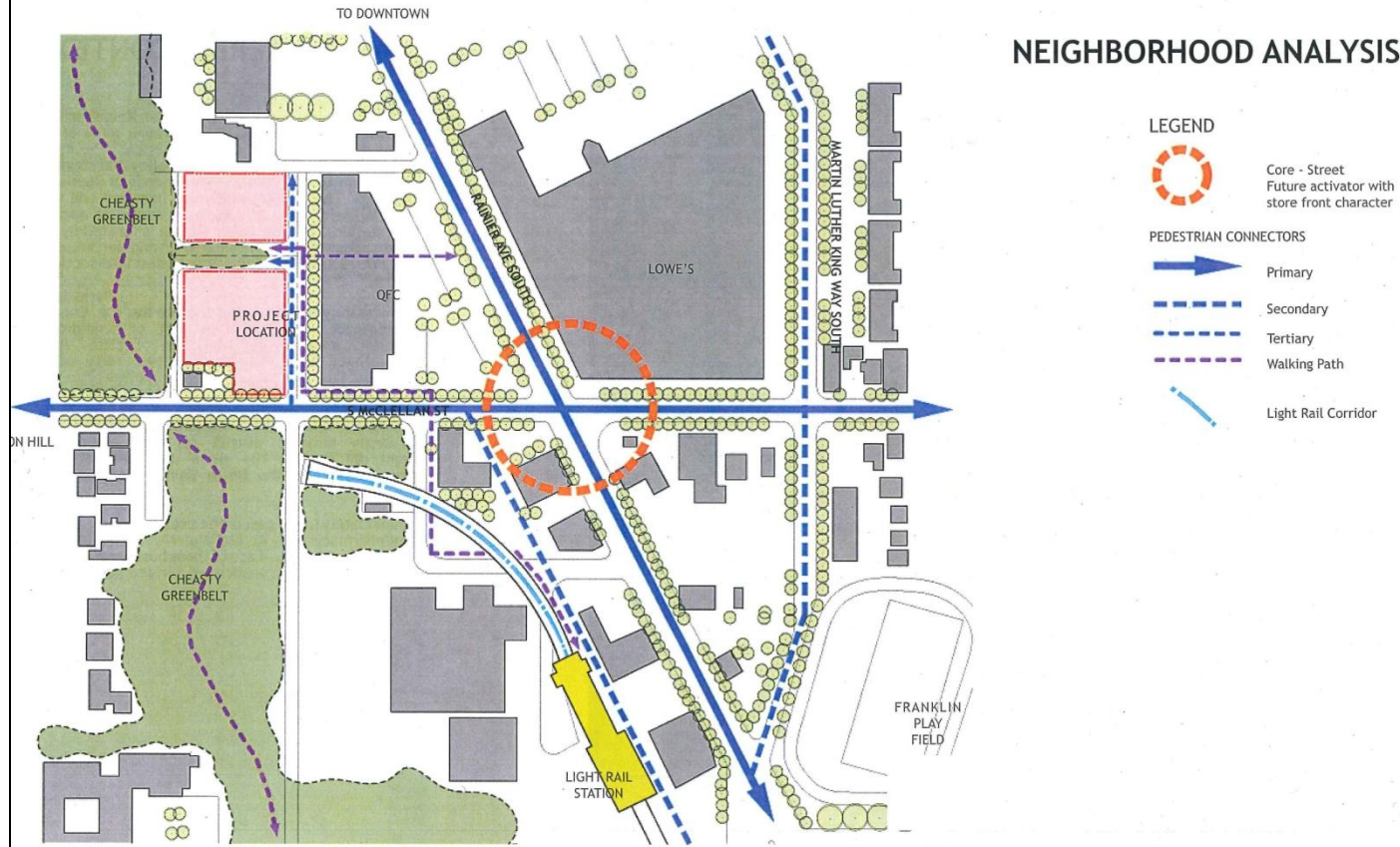
Light Rail Station

During the light-rail planning process the neighborhood envisioned a culturally and economically diverse business district centered around the light rail station. The group saw this station as the gateway to the North Rainier neighborhood.

Big Box Retail

Immediately to the east of the site are a major grocery and pharmacy chain. Across Rainier Ave. is a major home improvement store. Each of these businesses is highly dependent on their associated surface parking lots.

NEIGHBORHOOD ANALYSIS

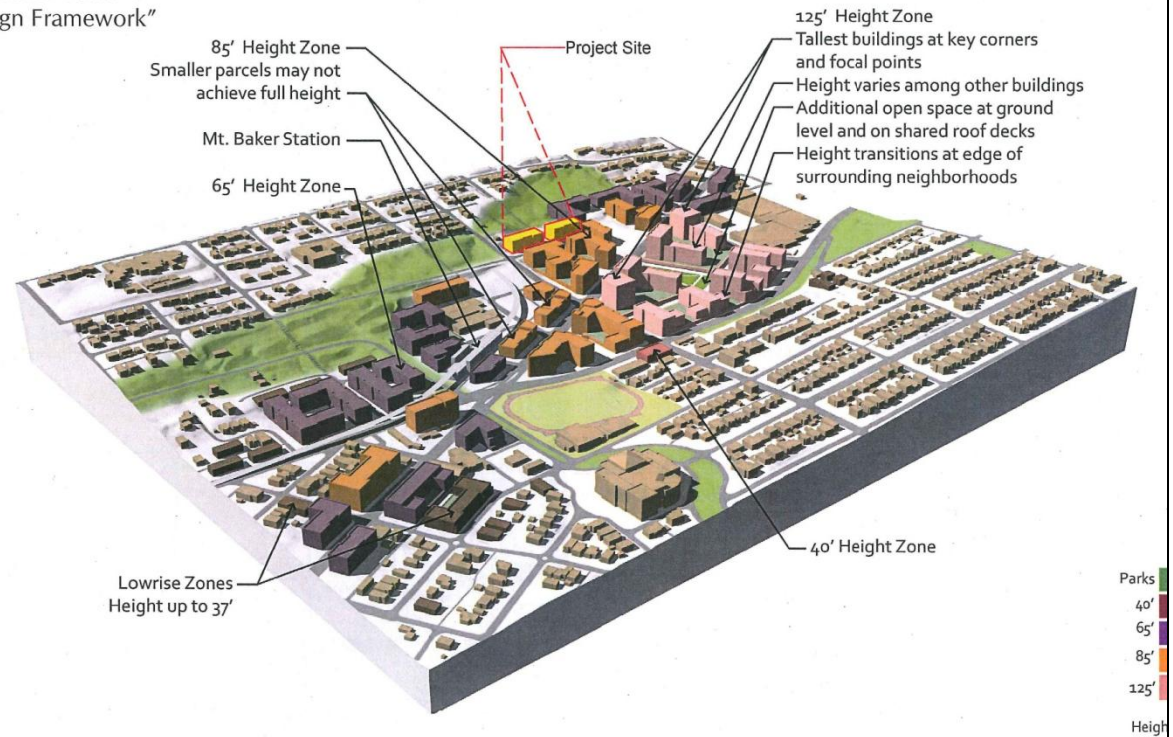


ANKROM MOISAN ARCHITECTS
ARCHITECTURE INTERIORS PLANNING

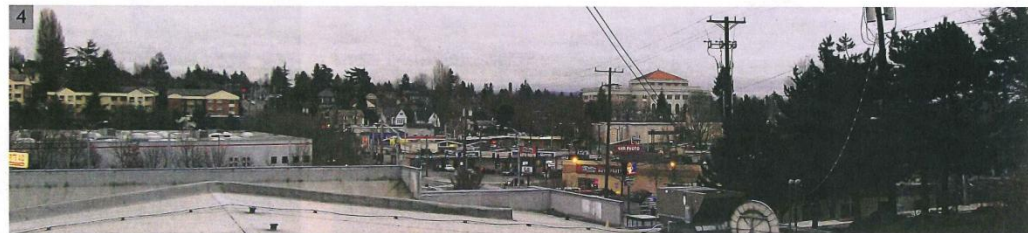
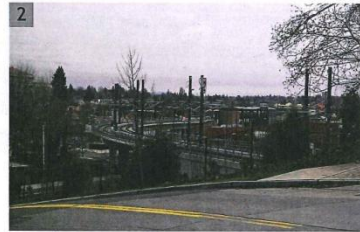
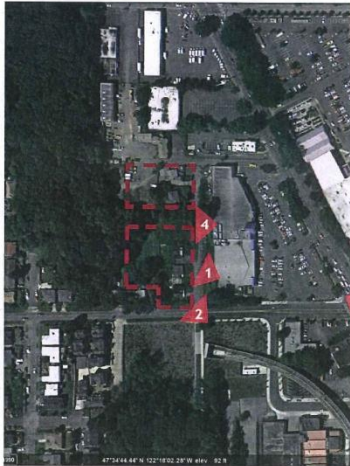
HEARING EXAMINER
25TH & McCLELLAN - 2615 & 2415 25TH AVENUE
DPD #3012217 & #3012417 | AMAA #110500

NEIGHBORHOOD ANALYSIS

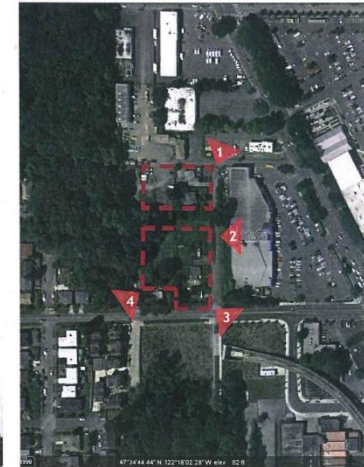
From The "Mount Baker Town
Center Urban Design Framework"



SITE IMAGES

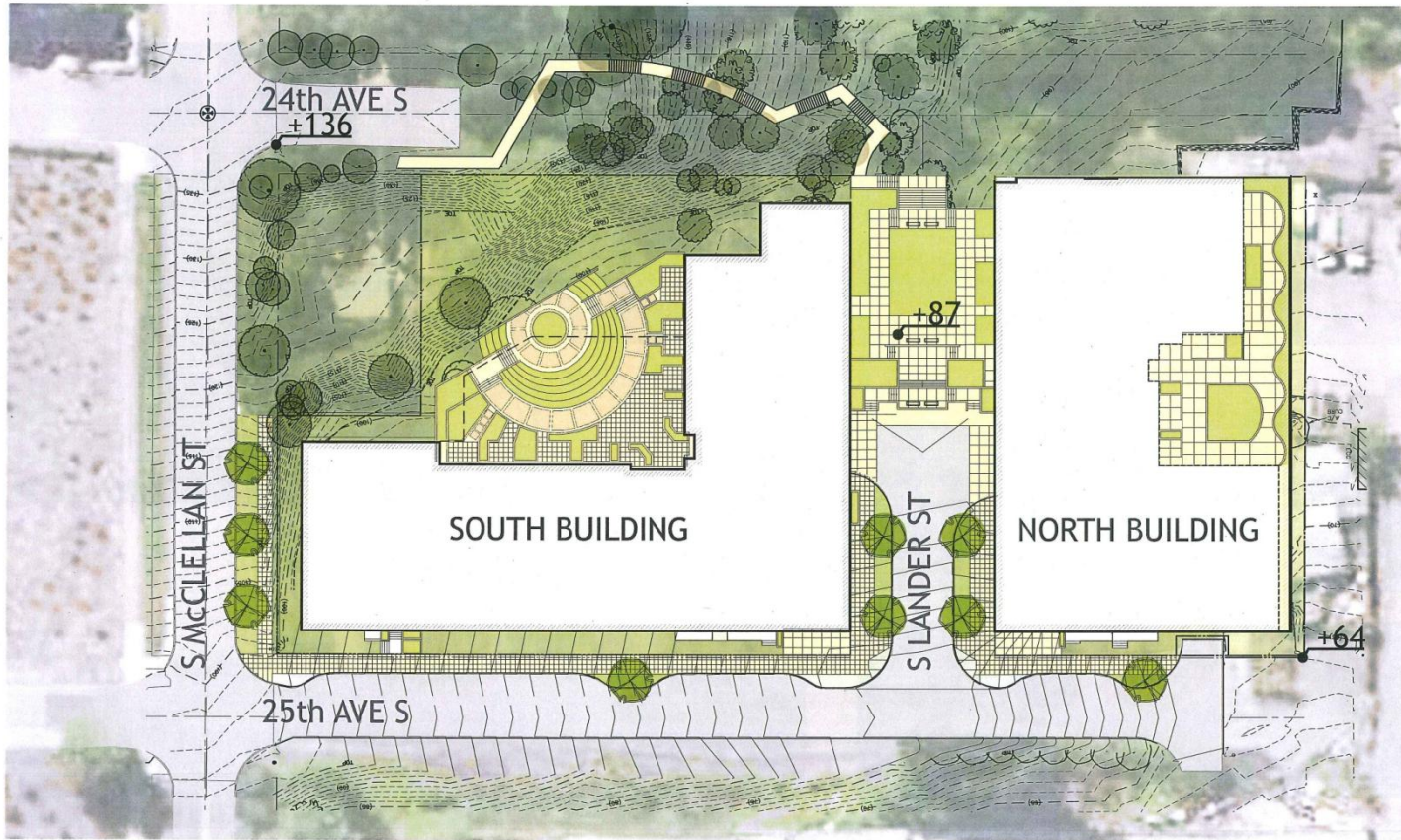


SITE IMAGES



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SITE PLAN

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FIBER CEMENT PANEL COLOR 2

FIBER CEMENT PANEL COLOR 3

VINYL WINDOW

METAL PANEL

FIBER CEMENT PANEL COLOR 1

CMU

STOREFRONT WINDOW SYSTEM

SOUTH BUILDING: NORTH ELEVATION (COURTYARD)

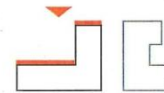
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TH BUILDING: WEST ELEVATION

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EAST ELEVATION

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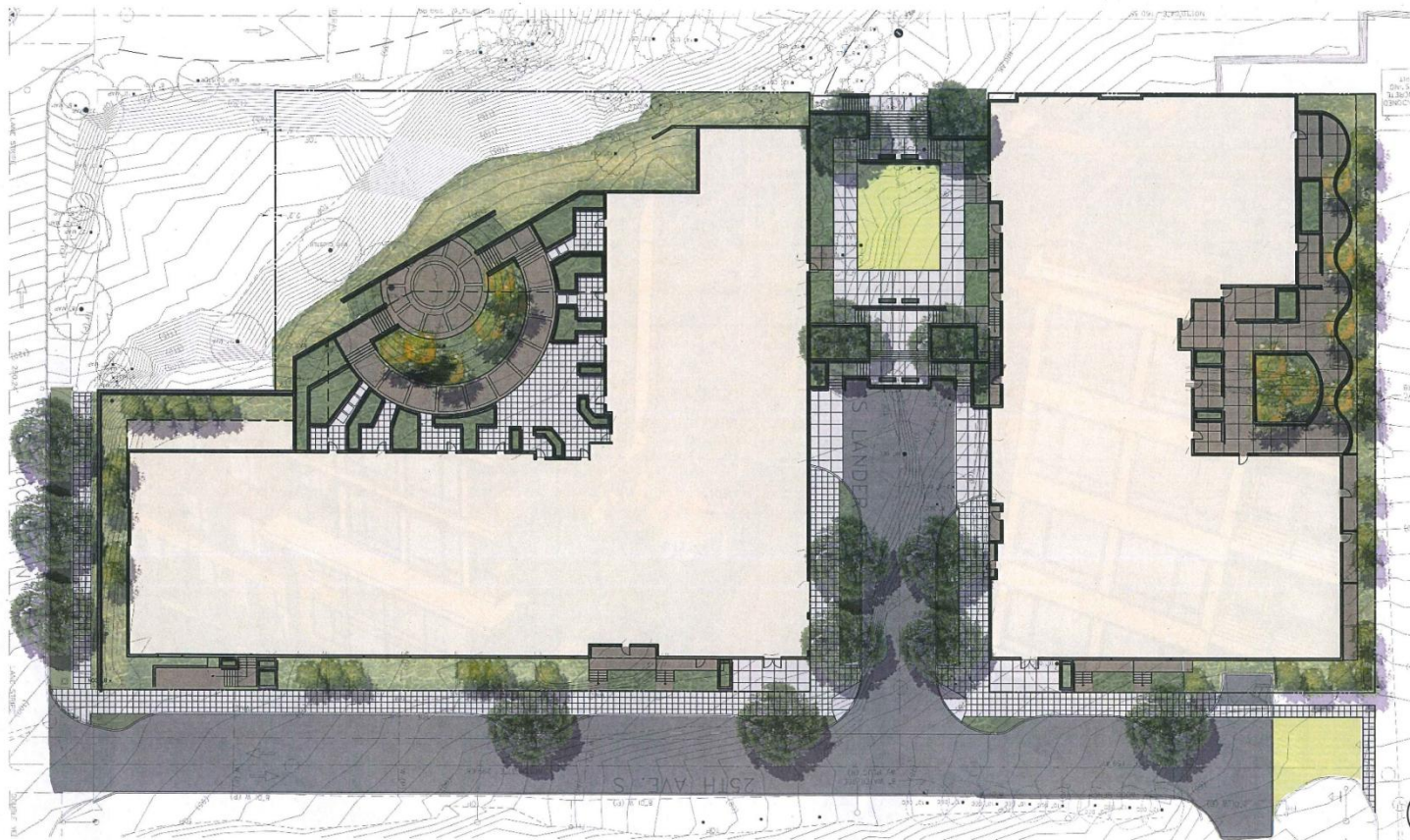
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VIEW FROM MT. BAKER STATION

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LANDSCAPE PLAN

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